RECORDING LEGEND
PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Joseph R. Christy and Shandie W. Christy

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20120094426 DEEDTRS
Recvd: 12/10/12 15:34 7 pgs
Fees:37.00 Taxes:0.00
20121210-0113810

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated July 30, 2004 and recorded August 4, 2004, as Instrument No. 20040804-0093362 in the Register's Office of Davidson County, Tennessee, Joseph R. Christy and Shandie W. Christy conveyed to Cumberland Title, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for NBANK, NA, its successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, JPMorgan Chase Bank, National Association has appointed **Wilson & Associates, PLLC**, Successor Trustee by instrument of record recorded on August 6, 2012 as Instrument No. 20120806-0069399 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and JPMorgan Chase Bank, National Association has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on July 13, 2012 and was advertised a total of three times, prior to actual sale date; and

WHEREAS, pursuant to said advertisement and notice, on August 29, 2012 at the Bridgestone Arena in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to JPMorgan Chase Bank, National Association, at and for the sum of $144,748.57, that being the highest and best bid offered; and

WHEREAS, the said JPMorgan Chase Bank, National Association has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by JPMorgan Chase Bank, National Association of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to The Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, described as follows:
Being Lot Number 9 on the Plan of Village of Old Hickory, Section D, as of record in Book 1424, Page 65, Register's Office for said County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Hadley Avenue at the common corners of Lots 9 and 10, thence with the margin of said Avenue Northerly 76.6 feet to the beginning of a curve; thence around said curve, Northwesterly 15.7 feet to the South margin of 10th Street; thence with the margin of said street Westerly 136.1 feet to the beginning of a curve; thence around said curve, Southwesterly 15.7 feet to a point in the Easterly margin of Dodson Street, now closed; thence with the margin of said street, Southerly 76.8 feet to the common corner of Lots 9 and 10; thence with the line between said lots Easterly 156.2 feet to the beginning.

Being the same property conveyed to Joseph R. Christy and Shandie W. Christy by Warranty Deed recorded August 4, 2004, as Instrument No. 20040804-0093361, Register's Office for Davidson County, Tennessee.

Commonly known as: 1000 Hadley Avenue a/k/a 1000 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

Tax Parcel No.: 044 15 0 303.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto The Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 6 day of Sept, 2017

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 6 day of Sept, 2017.

Kami Garrett
Notary Public - Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

Notary Public

My Commission Expires: 4-19-2021

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $144,748.57, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

Wilson & Associates, PLLC

By: _____
Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas, this 6 day of Sept, 2017.

Kami Garrett
Notary Public - Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

Notary Public

My Commission Expires: 4-19-2021

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Department of Housing and Urban Development
c/o Michaelson, Connor & Boul, Inc.
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

Kami Garrett
Notary Public - Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

FHA No. 483-3482920-703

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who states as follows:

1. Wilson & Associates, PLLC is the Successor Trustee with a certain deed of trust, dated July 30, 2004, recorded August 4, 2004, as Instrument No. 20040804-0093362 in the Register's Office of Davidson County, Tennessee, executed by Joseph R. Christy and Shandie W. Christy in favor of Mortgage Electronic Registration Systems, Inc., as nominee for NBANK, NA, its successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as nominee for NBANK, NA, its successors and assigns.

2. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

3. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq*. (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 10 day of Sept., 2012.

Wilson & Associates, PLLC

By: _____

Kristin A. Camp, Attorney
Wilson & Associates, PLLC
TN Bar #30689

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Kristin A. Camp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such person to be authorized to execute the instrument on behalf of Wilson & Associates, PLLC the within-named bargainor, a corporation, and that such, executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in Little Rock, Arkansas this 6 day of Sept, 2017.

Kami Garrett
Notary Public - Arkansas
Saline County
My Commission Expires 04-19-2021
Commission # 12381845

Notary Public

My Commission Expires: 4-19-2021

FHA No. 483-3482920-703
DServiceMembersAffidavitTN_bboone_120829_1032

. Department of Defense Manpower Data Center

Results as of : Aug-24-2012 05:56:59

SCRA 2.3

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CHRISTY
First Name: SHANDIE
Middle Name: W.
Active Duty Status As Of: Aug-24-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

Department of Defense Manpower Data Center

Results as of : Aug-24-2012 05:56:58

SCRA 2.3

Status Report
Pursuant to Servicemembers Civil Relief Act

Last Name: CHRISTY
First Name: JOSEPH
Middle Name: R.
Active Duty Status As Of: Aug-24-2012

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
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This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

COST OF PUBLICATION

First Insertion	**$210.00**
Second Insertion	**210.00**
Third Insertion	**210.00**
Total	**$630.00**



NOTICE OF TRUSTEE'S SALE

WHEREAS, Default has occurred in the performance of the covenants, terms and conditions of that Deed of Trust Note dated July [illegible] and recorded August 4, 2004 [illegible] Book [illegible] Page [illegible] Deeds for Davidson County, Tennessee, executed by Joseph [illegible] and wife, [illegible] Smith, conveying certain real property therein described to [illegible] Trustee, for the benefit of NBANK, NA, its successors and assigns; and the undersigned, Wilson & Associates, P.L.L.C., has been appointed Substitute Trustee; and

WHEREAS, the undersigned has been requested to sell said property pursuant to the Deed of Trust; and

WHEREAS, default has occurred in the terms and conditions of said Deed of Trust and the whole amount of the indebtedness secured thereby is now wholly due and payable; and the undersigned, Wilson & Associates, P.L.L.C., Substitute Trustee, by virtue of the powers duly, and authority vested in and imposed upon said Substitute Trustee will, on August 29, 2012 at 10:00 A.M., at the [illegible] Davidson County, Tennessee, offer for sale and sell to the highest bidder FOR CASH, free from the [illegible] equity of redemption, homestead, dower and all other exemptions which are expressly waived in the Deed of Trust, said property being commonly known as [illegible] and being more particularly described as follows:

Land in Davidson County, Tennessee, [illegible]

Being Lot Number One (1) on the Plan of Village of [illegible] of record in Book [illegible] Page [illegible] Register's Office for Davidson County, Tennessee.

Also known as: [illegible] Valley Avenue, [illegible] TN 37115

The [illegible] is subject to the [illegible] of Tennessee Code Annotated 35-5-117, title said to be subject to all matters shown on any applicable recorded plat, liens of property taxes, restrictive covenants, easements of record, [illegible] that may be applicable to the property, any statutory right of redemption of any governmental agency, state or federal, any [illegible] as well as any priority created by a fixture filing, and to any matters which an accurate survey of the premises may show. [illegible] the following parties may claim an interest in the above-referenced property: [illegible] Chandra W. Chaney, [illegible] W. Chaney

The sale pursuant to this Notice may be rescinded at any time without further notice. Successful bidder's deposit will be returned without interest, and the sale is declared void. The balance is to be paid on the day of sale or before 10:00 A.M. the next business day thereafter. Time is of the essence. Other terms and conditions of sale will be announced at the time and place of sale. File No. 100456

DATED July 9, 2012

WILSON & ASSOCIATES, PLLC

Substitute Trustee

FOR SALE INFORMATION, VISIT [illegible] MYERSREPORT and [illegible] REALTYTRAC.COM

7/13, 7/20, 7/27 2012 Fnd15289

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of the NASHVILLE LEDGER, a weekly newspaper of general circulation printed in the State of Tennessee and distributed throughout Davidson, Williamson, Cheatham and Dixon counties in Tennessee, states that the hereto attached publication appeared in the NASHVILLE LEDGER on the following dates:

July 13, 2012
July 20, 2012
July 27, 2012

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 27th day of **July 2012**, this instrument was signed and sealed on behalf of the corporation (or association), by authority of its Board of Directors and **Catron Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FPS